

COUNTY OF YORK

MEMORANDUM

DATE: September 19, 2000 (BOS Mtg. 10/3/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Proposed Strack Subdivision

Bruce E. Strack has submitted a request to extend the County's vacuum sewer collection system in the Dandy area to provide service to two proposed lots. The proposed subdivision is located on 14.4 acres of land in the Dandy area and the proposed subdivision is generally shown on the attached map.

Section I.H.4.b of the Sanitary Sewer Standards and Specifications provides for the policy for such requests. Environmental and Development Services (EDS) has determined that adequate capacity exists in the vacuum sewer facilities to support the proposed subdivision; from the engineering standpoint, the development would benefit the development and maintenance of the sewer facilities. The Section also states that "the determination by the Board shall take into consideration the overall impact of the development on the environment and whether allowing the extension of the vacuum sewer will have a detrimental effect which would not otherwise occur."

The parcel of land proposed for subdivision is zoned Rural Residential (RR) and is currently served by public water. Sanitary sewer would be extended from an existing stub at the property line. The developer will need to install two vacuum collection vaults and associated piping to serve the three total lots. The maximum allowable lot yield of this parcel is approximately 14 lots based on sanitary sewer and water being available, and nine lots with only public water available (based on a minimum lot size of 1½ acres). Although the developer is proposing only three lots at this time, one of the proposed lots (Lot 1 as shown on the attached map) could ultimately be resubdivided, yielding at most a combined total of up to 14 lots from this 14.4-acre parcel.

The proposed three-lot subdivision will have little impact on County services or infrastructure. The average single-family detached home in the County produces approximately 0.75 York County school students and generates 10 daily vehicle trips. Therefore, it is likely that the proposed subdivision would increase enrollment in lower County schools by no more than 2 students and add 20 vehicle trips per day on Dandy Loop Road. In addition, the proposed subdivision would not affect the County's 80,000 build-out population since the methodology for calculating this figure accounted for the **total potential** lot yield of this parcel. Ultimately, if Lot 1 were to be resubdivided sometime in the future, it could potentially yield an additional 11 homes, increasing school enrollment by approximately 8-9 students and adding 110 vehicle trips per day on Dandy Loop Road.

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property line. The developer will need to install two vacuum collection vaults and associated piping to serve the three total lots. The maximum allowable density of this parcel is approximately 14 lots based on sanitary sewer and water being available; the developer is proposing only three lots.

Section I.H of the Sanitary Sewer Standards and Specifications further requires the developer to pay the current full initial connection fee of \$2,875.00 for each proposed lot and an additional \$2,500.00 per lot to offset the cost of inspection services, and the cost of operation and maintenance of system over the life of the system. The previous owner of the "parent" parcel paid the regular connection fee of \$8,625.00 on July 20, 2000. If approved by the Board, the developer will be required to enter into a Public Sewer Extension Agreement that will provide in detail all of the applicable fees and conditions.

If the extension of the vacuum system is not approved by the Board, the property owner would have no means available to serve any development of this parcel by on-site disposal methods. Previous reviews and subsurface investigations on the adjoining property by the Virginia Department of Health and independent soils experts conclude that there is not sufficient depth to the ground water table to support any on-site type of disposal system, including engineered sand mounds. Due to the close proximity of these two parcels, it can be reasonably assumed that the same soil conditions exist on both parcels of land.

Based on the logical development of the sanitary sewer facilities of the County and taking into consideration the long term operations and maintenance of the vacuum sewer facilities, the condition of the soils and ground water table, and the few parcels being proposed, the Department of Environmental and Development Services recommends approval of the extension of the facilities to serve the proposed subdivision.

I recommend adoption of Resolution R00-145.

Woodward/3241:mw

Enclosures: Map of proposed subdivision
Section I.H of the Sanitary Sewer Standards and Specifications